If you have ever pulled back a baseboard to find powdery galleries or opened a crawlspace hatch to see a sill plate you can press with your thumb, you know termites do not stop at a tidy patch. They travel along moisture, warmth, and wood grain, eating the parts of a house that matter most. Planning whole-home termite structural repair is less about throwing lumber at the problem and more about orchestrating timing, trades, and safety in a way that restores strength without compounding damage.

I have managed projects where we replaced 60 linear feet of sill plate in a 1920s bungalow during a week of rain, and others where a client thought two joist sisters would do it, only to discover a beam that had the density of cork. The plan is what kept both homes on track. The techniques are important, but the sequence and decisions behind them matter even more.

Why planning matters as much as carpentry

Termite damage looks chaotic, but your repair should not be. By planning you minimize demolition, control costs, and protect occupants. You also avoid jacking floors out of plane or closing walls before wood reaches a safe moisture content. In many houses, especially those with crawlspaces, damage is layered: active or recent termite activity on top of older moisture decay, with a helping of bad previous repairs. Project planning forces you to answer essential questions: Has the infestation been eradicated? Which members carry load that must be shored? What portions of the house can remain occupied? When do you bring wall finishes back after structural fixes and termite treatment?

Start with evidence, not guesses

A whole-home approach begins with mapping the extent and severity of the damage. Termites tend to follow predictable routes: from damp soil up foundation cracks into sill plates, along floor joists to beams, and up wall studs to headers and roof framing. Drywood termites, more common in coastal and warm zones, can leap straight into attic rafters or window headers.

Assume nothing you cannot probe. I prefer a three-layer assessment. First, a licensed pest professional confirms species, activity, and the treatment plan. Second, a structural specialist or experienced general contractor probes critical members with an awl and moisture meter, records spans and bearing conditions, and notes deflection. Third, selective discovery demolition happens in strategic areas. Removing 16 inches of baseboard and drywall at suspect exterior walls, for example, reveals sill plate, stud bases, and rim joists without gutting the entire room.

On a recent job with sagging floors in two rooms, the crawlspace told half the story: tunnels up the piers, crumbly sill plate, and three floor joists with midspan softness. The surprise was upstairs, where studs behind an exterior shower wall had galleries up to shoulder height. Without opening that wall at the planning stage, we would have set beams under a house that still had active conduits to food.

Coordinate treatment and repairs, in that order

Repairing before eradication is lighting a scented candle next to a gas leak. You want a pest company familiar with structural work and construction schedules. For subterranean termites, ground treatment and trenching usually precede structural repair. For drywood termites, whole-home fumigation or targeted injection comes first. I plan at least 24 to 72 hours between treatment and structural work, longer if chemical labels or the applicator recommends it. That window also lets moisture levels drop after trenching or tenting. If you schedule termite wall

repair or termite attic wood repair too soon, you risk sealing in moisture or disturbing treated areas so they cannot do their job.

Communication is the differentiator. Share your scope, including areas of planned demolition, with the pest pro. Ask where they need access, and confirm whether they warranty treatment in repaired sections. When clients Google termite repair near me or structural termite repair near me, I encourage them to look for providers willing to coordinate site visits and mark up plans, not just spray and go.

Build a scope of work by component, not by room

Rooms are poor units for structural thinking. Framing elements cut across rooms, and termites follow the wood, not the layout. A useful scope reads like a structural checklist: sill plates, rim joists, floor joists, beams and girders, subfloor, wall studs and headers, roof and attic framing, and finally finishes like drywall and trim. Write each with a clear action: replace, sister, reinforce, or monitor. This keeps everyone honest when surprises surface behind a wall.

For instance, termite sill plate repair often expands to include termite floor joist repair in the first two bays. If you plan only by room, you might replace a plate under the dining room wall, then stop short of sistering joists that enter the hall. That creates hinge points and uneven bearing that telegraph into flooring.

Permits, engineering, and when to draw the line

Many jurisdictions require permits for structural replacing or reinforcing. If you are swapping more than a few feet of bearing sill plate, notching more than standard allowances, or adding new beams or columns, plan for a permit and possible engineering sign-off. I bring an engineer in when I see any of these: consistently soft beams, deflection over 3/8 inch along a 10 foot span, piers no longer plumb, or load transfers I cannot trace to a foundation. An engineer might spec LVL beams sized to span without intermediate supports, prescribe bolted steel plates where access prevents sistering, or require Simpson connectors and inspections at set points. Their stamp also protects the sale value of the home later.

Temporary shoring is not optional

Before a single saw cut, ask what that member carries and where you will carry it during the work. Temporary shoring saves lives and drywall. I favor a simple system: adjustable steel columns or built-up 4x4 posts under triple 2x10 needles, placed on 2x base plates to distribute load on the crawlspace soil or slab. Shores typically sit 18 inches back from the member you are replacing, spaced to pick up the tributary load without point loading the subfloor.

Jacking is a judgment call. Never try to straighten 60 years of settlement in one day. If you must lift a floor, plan no more than 1/8 inch per day, and warn clients that hairline cracks may appear in old plaster. I have seen overeager crews pump three inches into a beam in ten minutes, only to hear a chorus of drywall pops two rooms away.

Sequencing the work so the house keeps working

Termite structural repair touches utilities, finishes, and sometimes the way a family moves through their home. If you plan to repair termite damage to house elements across multiple rooms, create a sequence that groups noisy or dusty tasks, staggers trade visits, and phases livable areas.

Here is a simple whole-home sequence that works on many projects:

- Treatment and clearances, selective demo, and shoring
- Replace or reinforce primary bearing elements, like sill plate and beams
- Joist and subfloor work, then wall stud and header repairs
- Rough inspections, then moisture control improvements
- Drywall, trim, paint, and flooring restoration

That order keeps weight paths intact while you work your way back to the finishes. It also aligns with inspection points, so you are not reinstalling drywall the day before an inspector needs to see nailing patterns.

Sill plates and rims, the usual front line

Termite sill plate repair is the most common first move. Plates sit on concrete or block that wicks moisture, and subterranean termites travel the shortest distance from soil to cellulose. When plates are compromised, wall loads lose even bearing and stud ends crush or tilt, resulting in cracked drywall and sticky doors. Removing a plate means the wall above must be supported with needles and shores.

Replacement choices vary by region and code. Pressure treated Southern yellow pine or Douglas fir is standard. I often add a capillary break and sill sealer: a bead of polyurethane sealant on the foundation, sill gasket, then the new plate. If you are in a seismic zone or high wind area, check anchor spacing and edge distances when drilling new holes. Torquing down to proper tension matters more than yes or no on hardware.

Rim joists often look intact but crumble under the top crust. Probe ends of joists as they enter the rim. If the rim is shot for a long run, full replacement is best. For local damage, scabbing on a sister rim with through bolts, construction adhesive, and hangers can work. Once you disturb the envelope, air seal and insulate appropriately. That edge band controls drafts and pests as much as structure.



Beams, girders, and the quiet failures

Termite beam repair is where scope and budget can spin. Beams carry stacked loads, and damage is rarely uniform. You might find rot concentrated near a pier where moisture rose, while the rest of the beam reads sound. You can repair beams in place by sistering LVLs on both sides with a full-length bearing and proper bolt patterns, then relieve the original beam. In cramped crawlspaces, steel channels bolted to a notched beam sometimes solve access challenges that a long LVL cannot.

If you replace a beam, set new bearing points on solid footings, not on the same soft soil that invited termites in the first place. In crawlspaces, I like a 24 by 24 inch footing pad at 12 inches thick for new piers in clay soils, more if the house is heavy or spans are long. Check with local code or a soils report if available. A simple laser line will show sag before and after, and gives a reference so you do not overcorrect.

Joists, subfloors, and what to save

Termite floor joist repair often ends up as a mix of full replacement and sistering. I aim to replace joists that have lost more than one third of their cross section or have significant damage at bearing points. For others, sistering with matching dimension lumber or LVL for at least two thirds of the span returns stiffness. Fasten with a staggered nailing or screw pattern and construction adhesive along the crown. If rot extends under partitions, run sisters under the wall and install a ledger or blocking to transfer load.

Termite subfloor repair can be straightforward when damage is localized. Pry back to solid wood, then tie new panels with tongue and groove edges, glue the joist lines, and screw on 6 inches at panel edges and 8 inches in the field. If you must open subfloor under interior walls, provide temporary support. Remember, many squeaks come from old nail-only panels that lost bite when termites softened joist fibers. Screws and adhesive are your friends.

Walls, studs, and the art of keeping the house straight

Termite wall repair follows a simple principle: keep studs plumb, loads continuous, and sheathing flat. When lower stud ends are compromised, the best approach is to create a temporary header under the top plate and jack it just enough to relieve load. Cut out the damaged stud section and splice in a new bottom with a half-lap or a full replacement sister. If multiple adjacent studs are gone at the base, rebuild the section with a new treated bottom plate and fresh studs, then stitch new sheathing across that run for racking resistance.

Headers above windows and doors deserve extra attention. Drywood termites love these tight, warm spaces. If a header is compromised, plan to reflash the opening as part of the work. It is one of those scope items that, when missed, sends water back into the new wood you just installed.

Attic framing and roof loads

Clients often think the attic is safe, then we find powder and pellets along rafters and collar ties. Termite attic wood repair typically means sistering rafters and adding plywood gussets to reinforce joints near the ridge. In older homes with 2x4 rafters spanning longer than they should, a pair of LVL rafter ties or a ridge beam upgrade might be the long-term fix. Attic work invites heat and balance hazards. Schedule this in the cool part of the day, and plan staging so carpenters can work with both hands while on planks, not on ductwork.

Drywall and finishes, in the right order

Resist the urge to close walls quickly. After treatment and structural fixes, wood moisture should be under roughly 15 percent in many climates before you conceal it, lower if your local standard requires it. Termite drywall repair after termite treatment usually includes cutting clean horizontal joints at 48 or 54 inches to land on studs, upgrading to mold resistant board in damp areas, and back-blocking joints in rooms with high light. Where galleries ran along baseboards, consider priming with a shellac-based sealer before repainting, which helps lock in residual odors and stains.

Floors tell the tale of planning. If you pulled subfloor and expect to refinish hardwood, coordinate sanding after the house has settled for a week so any tiny corrections in plane do not telegraph into the finish.

Moisture control so you do not feed the next generation

Termite damage restoration is not complete without addressing the moisture conditions that invited them. In crawlspaces, that may mean regrading soil to provide 6 inches of clearance to wood, adding a ground vapor barrier, sealing foundation vents strategically in humid climates, and installing a dehumidifier if warranted. Outside, extend downspouts 6 to 10 feet, rework landscape beds that hold mulch against the foundation, and trim vegetation to allow airflow. In bathrooms and kitchens, improve ventilation and repair leaks. I have seen brand new sills go soft in three years under a perpetually dripping hose bibb.

Safety and livability during construction

A whole-home termite structural repair project disrupts routines. When the work involves multiple rooms or critical paths like stair landings, plan temporary routes and dust control. Zip walls with negative air machines can keep a kitchen functional while you open adjacent walls. In crawlspace jobs, remind occupants and pets that vents might be propped open and that crews will be moving in and out of access hatches.

Electrical and plumbing lines share the bays with termites. Before cutting, trace circuits and shut off as needed. I once found a romex run stapled to a joist that had turned to powder. The copper was intact but unsupported, a hazard waiting for a saw blade. Mark utilities in colored tape during the assessment phase and reiterate at the morning huddle.

Budgeting with contingencies you will actually use

Costs vary by region, access, and the age of the house, but some patterns hold. Localized termite wood repair on a single wall might run a few thousand dollars, while whole-home structural termite repair can reach into the tens of thousands. Beams and sill plates dominate budgets, followed by flooring replacement and finishes.

Plan a contingency of 10 to 20 percent, higher for houses with limited access or known water issues. Use discovery milestones to release contingency: after selective demo, after shoring, and after primary replacements. If you carry allowances for finishes, define quality levels in writing. I list flooring type, drywall texture, and paint grade so no one is surprised by a line item later.

Insurance sometimes helps if the insurer recognizes a covered water event that led to damage, but most policies exclude termite damage itself. Talk to the adjuster early, and document with dated photos and pest reports. Clients often search termite damage repair near me or termite damage contractor near me hoping for a magic bid that fits a small number. Transparent scopes and allowances make comparisons fair.

Choosing the right contractor for this kind of work

Not every carpenter is comfortable lifting a house, and not every pest control company understands framing. Look for a contractor who has done termite framing repair and can show photos of crawlspace beams, sill replacements, and complex sistering. Ask how they shore, how they coordinate with pest treatments, and whether they can keep parts of the home livable. If you are searching for local termite damage repair, set interviews with two or three firms, ideally ones that local inspectors or lumberyards recommend. The best wood repair contractor termite damage near me listings are not always the ones at the top of the ads, they are the ones whose past clients let you look at finished work.

Materials, connectors, and methods that last

Termites eat cellulose, not metal, but water is the go-between. Use pressure treated stock for any plate or member within code-defined distances to grade or concrete. Use hot-dipped galvanized or stainless connectors when chemicals or moisture are present. When I sister joists, I prefer structural screws with published shear values over generic lag bolts. For beams, a typical pattern might be 1/2 inch bolts at 16 inches on center, staggered, but follow the engineer’s spec. Where access is tight, epoxy anchors for sill plates keep holes smaller and edge distances safer.

At seams and splices, think load path. A scarf joint in a plate should fall over a solid bearing, not between anchors. Blocking is not glamorous, but it keeps joists upright and lets subfloor work like a diaphragm. Termites do not care about your nailing schedule, but inspectors do, and the nail pattern is what turns a stack of lumber into a system.

Documentation and inspections

Plan for inspection points and photos at each critical stage. Take wide shots and close ups of termite structural repair work before you close. If you ever sell, buyers and appraisers appreciate seeing that sills were replaced with treated stock, that hangers have all the nails, and that beams were bolted per spec. Keep pest reports and warranties with the project file. If the pest company offers follow-up inspections, calendar them and link them to your moisture management checks.

Occupancy planning and phasing for larger homes

In larger homes or when damage spans many rooms, phase the job so the family can keep parts of their life intact. Group structural work on one side of the house while finishes proceed on the other. When we repaired termite damage to **Watsonville home termite inspector** house elements throughout a split-level home, we ran two crews: one tackling crawlspace beams and sill plates under the east wing, the other closing drywall and painting the west wing we had finished a week prior. That required detailed daily cleanup and material staging, but it let the owners use three bedrooms and one bath throughout the project.

A short, realistic pre-construction checklist

- Confirm termite treatment plan, dates, and clearances in writing
- Map structural scope by component, including shoring notes
- Pull permits and line up any engineering calcs and inspections
- Stage materials, shoring gear, and access protection a day before start
- Brief the household on dust control, access hours, and temporary routes

Keeping this list visible on day one prevents the scramble that leads to mistakes. On one project, a forgotten sill gasket cost us two hours of backtracking and a box of ruined anchors. Small misses compound.

What success looks like six months later

A solid floor, doors that swing true, no musty scent at baseboards, and a lower moisture reading where numbers once spiked. Clients forget the days of dust and jacks, which is exactly the point. If you revisit the crawlspace and see clean, dry wood, even spider webs undisturbed, you did your part. If you see new mud tubes, call the pest pro before you touch a wrench.

Whole-home termite structural repair is not glamorous, but it is deeply satisfying. You bring a house back to the bones and give it another few decades of service. With a clear plan, proper sequencing, and the right team, the job moves from crisis to craft. And if you are just starting the search with terms like termite damage repair, termite structural repair, or termite damage repair near me, know that the best outcomes grow from collaboration between a thoughtful pest professional and a contractor who treats framing like a system, not a pile of boards.